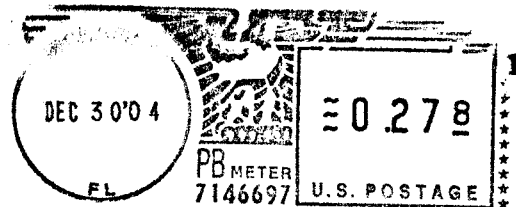


MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

RECEIVED
FIRST CLASS



Z2003000190 BCC 70
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 03-190
APPLICANT NAME: DEVON RAMCHARAN

THE APPLICANT IS APPEALING THE DECISION OF THE COMMUNITY ZONING APPEALS BOARD #8 WHICH DENIED THE FOLLOWING:

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM SPECIAL BUSINESS DISTRICT TO LIBERAL BUSINESS DISTRICT, AND APPROVAL TO PERMIT A USED CARS SALES AND REPAIRS LOT WITH LESS LOT AREA THAN REQUIRED.

LOCATION: THE NORTHWEST CORNER OF NW 96 STREET AND NW 7 AVENUE, A/K/A: 9600 NW 7 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 140' X 110'

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING OF THIS BOARD.

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

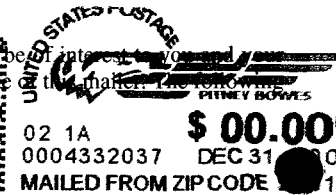
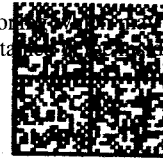
COUNTY COMMISSION
DATE 02/03/2005
THURSDAY
TIME 9:30 AM

Z2003000190 BCC 70
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
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MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

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YOU are entitled to attend and to speak at the zoning hearing.

YOU may submit written letters or petitions in favor of, or opposing this hearing.

YOUR testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.

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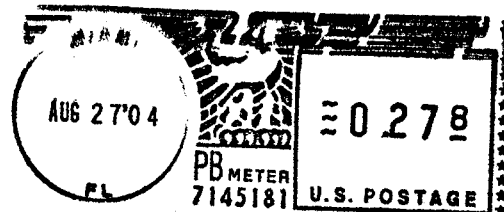
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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



TIME 9:30 AM

Z2003000190 BCC 70
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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MIAMI-DADE COUNTY-STEPHEN P. CLARK CT
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

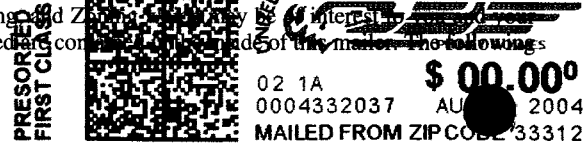
COUNTY COMMISSION
DATE 09/30/2004
THURSDAY
TIME 9:30 AM

Z2003000190 BCC 70
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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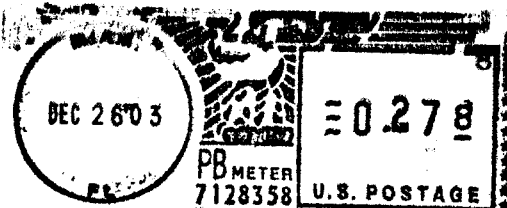
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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

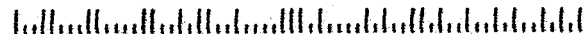
ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2003000190 C08 70
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

JGAYTM5 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 03-190
APPLICANT NAME: DEVON RAMCHARAN

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
SPECIAL BUSINESS DISTRICT TO LIBERAL BUSINESS
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SIZE OF PROPERTY: 140' X 110'

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ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING
AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.
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AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE
HENRY REEVES ELEMENTARY SCHOOL
CAFETERIA
2005 NW 111 STREET
MIAMI-DADE COUNTY, FLORIDA

COMMUNITY ZONING APPEALS BOARD OF
DATE 01/27/2004
TUESDAY
TIME 7:00 PM

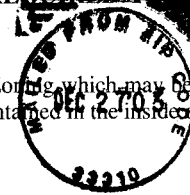
72003000190 COB 70
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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**PRE-SORTED
FIRST CLASS**



**PB
METER
7136301**

U.S. POSTAGE

- **YOU** are entitled to attend and to speak at the zoning hearing.
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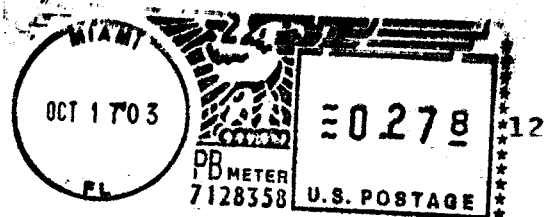
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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

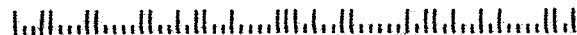
ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



22003000190 C08 71
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

H64YTM5 33128



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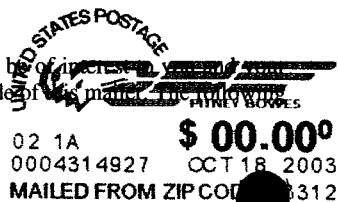
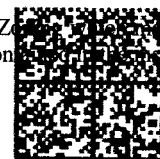
COMMUNITY ZONING APPEALS BOARD 08
DATE 11/19/2003
WEDNESDAY
TIME 7:00 PM

22003000190 C02 71
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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DEPARTMENT OF PLANNING AND ZONING
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MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



U.S. POSTAGE

Z2003000190 C08 70
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DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
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FBRYTMS 33128



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CAFETERIA
2005 NW 111 STREET
MIAMI-DADE COUNTY, FLORIDA

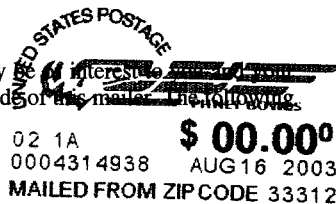
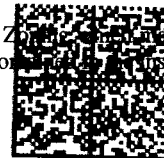
COMMUNITY ZONING APPEALS BOARD
DATE 09/17/2003
WEDNESDAY
TIME 7:00 PM

22003000190 COR 70
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

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This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning. You may be interested in the application if you live in the immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained inside of this notice. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.



YOU are entitled to attend and to speak at the zoning hearing.

YOU may submit written letters or petitions in favor of, or opposing this hearing.

YOUR testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.

YOU are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.

YOU cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.

YOU will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.

YOU may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:

- Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
- Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

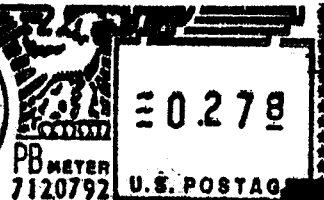
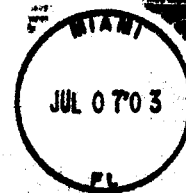
PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2003000190 C08 70
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 03-190
APPLICANT NAME: DEVON RAMCHARAN

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
SPECIAL BUSINESS DISTRICT TO LIBERAL BUSINESS
DISTRICT.

LOCATION: THE NORTHWEST CORNER OF N.W. 96 STREET
& N.W. 7 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 140' X 110'

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: HOWEVER, OBJECTIONS OR
WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO
HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING
SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER
ON CORRESPONDENCE AND MAIL SAME TO **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING
AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.**
FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR
SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR
THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 371-1444
AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE
HENRY REEVES ELEMENTARY SCHOOL
CAFETERIA
2005 NW 111 STREET
MIAMI-DADE COUNTY, FLORIDA

THIS IS A PRELIMINARY
NOTICE ONLY. PRIOR TO
THE HEARING, MORE
SPECIFIC INFORMATION
WILL BE SENT TO YOU.

Z2003000190 COR 70
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

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This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
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- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

SPECIAL EXCEPTION to [REDACTED] it a wireless supported service facility including an [REDACTED] support structure.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exceptions, Unusual and New Uses).

Plans are on file and may be examined in the Zoning Department entitled "T-mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. L. C., dated 6-2-03 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of COUNTRY CLUB SQUARE, Plat book 126, Page 73.

LOCATION: 7600 N.W. 186 Street, Miami-Dade County, Florida.

HEARING NO. 03-9-CZ8-5 (03-190)

APPLICANT: DEVON RAMCHARAN

DEVON RAMCHARAN is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- (1) BU-2 To BU-3
- (2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINEWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINEWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-3-CZ14-3 (03-316)

APPLICANT: BCG PARTNERS L. L. C.

BCG PARTNERS L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

AU to EU-M

SUBJECT PROPERTY: The west ½ of the NW¼ of the SE ¼ of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT: Commence at the Northwest corner of the SE ¼ of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE ¼ of said Section 11, N89°21'12"E (bearings derived from the Florida State System of Plane Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continued along said north line, N89°21'12"E for 180' to a Point of intersection with the east line of the west ½ of the NW ¼ of the SE ¼ of said Section 11; thence run along said east line S0°43'8"E for 257.57' to a point; thence run N88°39'12"W for 180.14' to a point; thence run N0°42'52"W for 251.3' to the Point of beginning.

LOCATION: The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, Miami-Dade County, Florida.

HEARING NO. 03-1-CZ15-6 (02-305)

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

MANUEL DORTA-DUQUE & THE FARM, INC. are appealing the decision on requests #1, #3, #4, #6 & #7 of Community Zoning Appeals Board #15 on H. R. REALTY & INVESTMENTS, INC. which approved the following:

- (1) EU-M to RU-3M
- (2) Applicant is requesting to permit a townhouse development setback 10' from side street property lines (15' required).

REQUESTS #1 & #2 ON PARCEL #1

- (3) EU-M to RU-1M(a)
- (4) Applicant is requesting to permit lots with 0' of frontage on a public street (50' required) and access to a public street by means of private drives.
- (5) Applicant is requesting to permit single family residences with a rear setback of 15' (15' permitted on a portion only; 25' required for the balance).

REQUESTS #3 - 5 ON PARCEL #2

- (6) Applicant is requesting to waive zoning and subdivision requirements for section line roads to be 80' in width; to permit 0' to 25' of dedication (40' required) on the north half of theoretical S.W. 232 Street.
- (7) Applicant is requesting to permit parking and driveways within 25' of an official right-of-way (not permitted).
- (8) UNUSUAL USE to permit the filling of a lake and a lake excavation.

REQUESTS #6 - #8 ON PARCELS #1 & #2

Upon a demonstration that the applicable standards have been satisfied, approval of requests #4 - #7 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b)(Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cottage of Silver Palm, as prepared by Edward Silva, Architect, dated 5/10/04 and consisting of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL 1: All of the SE ¼, of the SW ¼ and all of the SW ¼, of the SE ¼ and all of the SE ¼, of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly & W/ly of the right-of-way of Black Creek Canal (C-1), less and except therefrom the following parcel of land:

Begin at the Southwest corner of the SE ¼, of the SW ¼ of said Section 17; thence N0°57'7"W for a distance of 180.32' to a point; thence S88°59'48"E for a distance of 128.9' to a point; thence N48°23'31"E for a distance of 133.66' to a point; thence S90°0'0"E for a distance of 242.59' to a point; thence N79°37'06"E for a distance of 77.87' to a point; thence S90°0'0"E for a distance of 339.22' to a point; thence N86°28'06"E for a distance of 217.13' to a point; thence S85°24'52"E for a distance of 215.35' to a point; thence S80°20'19"E for a distance of 228.13' to a point; thence N88°20'44"E for a distance of 463.96' to a point; thence S88°45'17"E for a distance of 208.58' to a point; thence N50°34'24"E for a distance of 43.44' to a point; thence S0°57'43"E for a distance of 251.19' to a point on the south line of the said SW ¼, of the SE ¼; thence S89°22'47"W along said line for a distance of 962.83' to the Southwest corner of the SE ¼ of said Section 17; thence S89°22'47"W along the said south line of the SE ¼ of the SW ¼ for a distance of 1,330.43' to the Point of beginning. AND: PARCEL 11: A portion of all of the SE ¼, of the SW ¼ and all of the SW ¼, of the SE ¼ and all of the SE ¼, of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly & W/ly of the right-of-way of Black Creek Canal (C-1). Said portion being more particularly described as follows:

Begin at the Southwest corner of the SE ¼, of the SW ¼ of said Section 17; thence N0°57'7"W for a distance of 180.32' to a point; thence S88°59'48"E for a distance of 128.9' to a point; thence N48°23'31"E for

APPLICANT: DEVON RAMCHARAN

DEVON RAMCHARAN is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- (1) BU-2 To BU-3
- (2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINEWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINEWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 140' x 110'

BU-2 (Business - Special)

BU-3 (Business – Liberal)

TU
✓

HEARING NO. 03-9-CZ8-5 (03-190)

2-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: DEVON RAMCHARAN

DEVON RAMCHARAN is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- (1) BU-2 To BU-3
- (2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 140' x 110'

BU-2 (Business - Special)

BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 11/19/03 TO THIS DATE:

HEARING NO. 03-9-CZ8-5 (03-190)

02-53-41
Council Area 08
Comm. Dist. 02

APPLICANT: DEVON RAMCHARAN

(1) BU-2 To BU-3

(2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

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SIZE OF PROPERTY: 140' x 110'

BU-2 (Business - Special)

BU-3 (Business – Liberal)

✓

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 9/17/03 TO THIS DATE:

HEARING NO. 03-9-CZ8-5 (03-190)

02-53-41
Council Area 08
Comm. Dist. 02

APPLICANT: DEVON RAMCHARAN

BU-2 To BU-3

SUBJECT PROPERTY: That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

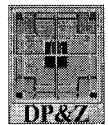
SIZE OF PROPERTY: 140' x 110'

BU-2 (Business - Special)

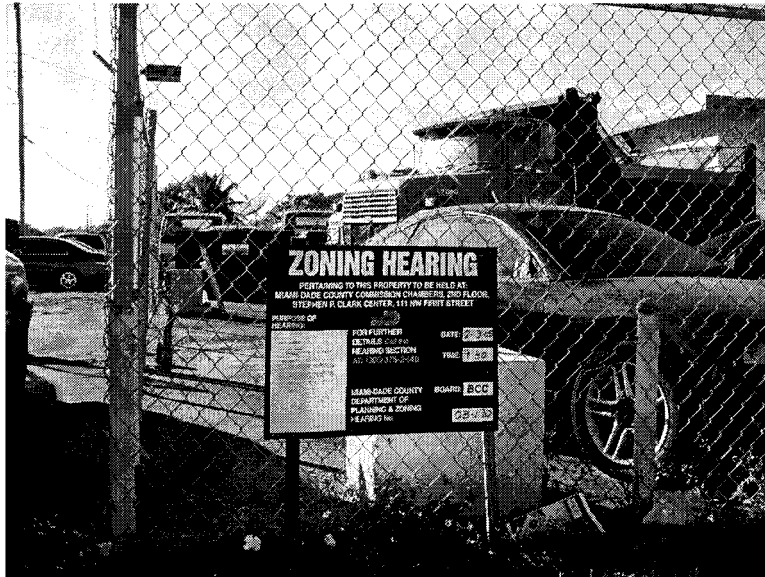
BU-3 (Business – Liberal)



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000190

BOARD: BCC

LOCATION OF SIGN: THE NORTHWEST CORNER OF N.W. 96 STREET & N.W. 7 AVENUE; AKA 9600 NW 7TH AVENUE

Miami Dade County, Florida

Date of Posting: 12-JAN-05

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000190

BOARD: BCC

LOCATION OF SIGN: THE NORTHWEST CORNER OF N.W. 96 STREET & N.W. 7 AVENUE; AKA 9600 NW 7TH AVENUE

Miami Dade County, Florida

Date of Posting: 09-SEP-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

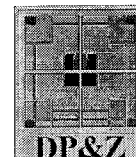
SIGNATURE:

PRINT NAME:

FELIX ACOSTA



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000190

BOARD: C08

LOCATION OF SIGN: THE NORTHWEST CORNER OF N.W. 96 STREET & N.W. 7 AVENUE; AKA 9600 NW 7TH AVENUE

Miami Dade County, Florida

Date of Posting: 27-OCT-03

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

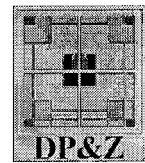
SIGNATURE:

PRINT NAME:

CLEVELAND THOMPSON



Miami-Dade County
Department of Planning and Zoning



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000190

BOARD: C08

LOCATION OF SIGN: THE NORTHWEST CORNER OF N.W. 96 STREET & N.W. 7 AVENUE; AKA 9600 NW 7TH AVENUE

Miami Dade County, Florida

Date of Posting: 27-AUG-03

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

Juan S. Rodriguez

SIGNATURE: _____

PRINT NAME: JUAN RODRIGUEZ

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-190 HEARING DATE 2/03/05

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☒ 500'
☐ ½ mile
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: December 29, 2004

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 12-29-04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date:

BOC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-190 HEARING DATE 9-30-04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☒ 500'
- ☐ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 8/25/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 8/26/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 8/26/04

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-190 HEARING DATE 11/19/03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☒ 500'
- ☐ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 10/17/03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 10/17/2003

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 10/17/03

C-8

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No: 03-190 HEARING DATE 9-18-03
C-8

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☒ 500'
☐ 1/2 mile
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 8/14/03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: Charles J. Long

Date: 8/15/03

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: Ann D. Little

Date: 8/15/03



**Miami-Dade County
Department of Planning and Zoning**

C-8



AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES

Re: HEARING No. Z2003000190

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ **500 Feet**

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Ciro Diaz

Date:

06/24/03

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Denise Lee

Date:

07/07/03

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

7-7-03

.....
TO BE RETAINED IN HEARING FILE



ZONING HEARING

BOARD OF COUNTY COMMISSIONERS

THURSDAY, FEBRUARY 3, 2005 - 9:30 a.m.

COMMISSION CHAMBERS - 2nd Floor

STEPHEN P. CLARK CENTER

111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood:

1. DEVON RAMCHARAN (03-190)

Location: The northwest corner of NW 96 Street & NW 7 Avenue, A/K/A: 9600 NW 7 Avenue, Miami-Dade County, Florida (140' X 110').

The applicant is appealing the decision of the Community Zoning Appeals Board #8 which denied the following:

The applicant is requesting a zone change from special business district to liberal business district, and approval to permit a used cars sales and repairs lot with less lot area than required.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.



ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, FEBRUARY 3, 2005 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. DEVON RAMCHARAN (03-190)

Location: The northwest corner of NW 96 Street & NW 7 Avenue, A/K/A: 9600 NW 7 Avenue, Miami-Dade County, Florida (140' X 110').

The applicant is appealing the decision of the Community Zoning Appeals Board #8 which denied the following:

The applicant is requesting a zone change from special business district to liberal business district, and approval to permit a used cars sales and repairs lot with less lot area than required.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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BCC 2-3-05

Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on **Thursday, the 3rd day of February, 2005 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida.** Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

ZONING HEARING

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida.** Protest & Waivers of Protest should be filed in WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 03-9-CZ8-5 (03-190)

APPLICANT: DEVON RAMCHARAN

DEVON RAMCHARAN is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- (1) BU-2 To BU-3
- (2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 11 day of January 2005.



ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, SEPTEMBER 30, 2004 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. DEVON RAMCHARAN (03-190)

Location: The northwest corner of NW 96 Street & NW 7 Avenue, A/K/A: 9600 NW 7 Avenue, Miami-Dade County, Florida (140' X 110').

The applicant is appealing the decision of the Community Zoning Appeals Board #8 which denied the following:

The applicant is requesting a zone change from special business district to liberal business district, and approval to permit a used cars sales and repairs lot with less lot area than required.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

002
9-30-04



ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, SEPTEMBER 30, 2004 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **PALMS CONVALESCENT CARE, INC. (02-135)**
Location: 14601 NE 16 Avenue, Miami-Dade County, Florida (1.54 Acres).
The applicant is requesting an unusual use and special exception to permit the expansion of an existing non-conforming use to wit the number of beds expansion to a nursing home, and approvals to permit a greater lot coverage, and smaller landscape buffer than required, on this site.
2. **DEVON RAMCHARAN (03-190)**
Location: The northwest corner of NW 96 Street & NW 7 Avenue, A/K/A: 9600 NW 7 Avenue, Miami-Dade County, Florida (140' X 110').
The applicant is appealing the decision of the Community Zoning Appeals Board #8 which denied the following:
The applicant is requesting a zone change from special business district to liberal business district, and approval to permit a used cars sales and repairs lot with less lot area than required.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry. Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

9-30-04



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 8
TUESDAY, JANUARY 27, 2004 - 7:00 p.m.
HENRY REEVES ELEMENTARY SCHOOL - Auditorium
2005 NW 111 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. DEVON RAMCHARAN (03-190)

Location: The northwest corner of NW 96 Street & NW 7 Avenue A/K/A: 9600 NW 7 Avenue, Miami-Dade County, Florida (140' X 110')

The applicant is requesting a zone change from special business district to liberal business district, and approval to permit a used cars sales & repairs lot with less lot area than required, on this site.

2. TODD RUDERMAN (03-216)

Location: 9299 NW 7 Avenue, Miami-Dade County, Florida (3.08 Acres more or less)

The applicant is requesting a zone change from special business district to liberal business district, and approvals to permit accompanying requests, on this site.

4. LEETTA TUFF (03-203)

Location: 2236 NW 51 Terrace, Miami-Dade County, Florida (40' X 133.6')

The applicant is requesting approvals to permit a proposed duplex with less lot area and lot frontage than required on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

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Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 8 will hold a Public Hearing on the following items on Tuesday, the 27th day of January, 2004 at 7:00 p.m. in the HENRY REEVES ELEMENTARY SCHOOL, 2005 NW 111 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformation of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 03-9-CZB-5 (03-190)

APPLICANT: DEVON RAMCHARAN

(1) BU-2 to BU-3

(2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required). Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINEWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINEWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-11-CZB-3 (03-216)

APPLICANT: TODD RUDERMAN

(1) BU-2 to BU-3

REQUEST #1 ON PARCEL 2 ONLY

- (2) Applicant is requesting to waive the requirement that no fence or wall exceed 2.5' in height when located within 10' of the edge of the driveway leading to a public right-of-way; to waive same to permit a 7' metal picket fence with landscaping within the site setback triangle.
- (3) Applicant is requesting to waive the requirement that all uses be conducted within completely enclosed buildings or within an area completely enclosed with walls; to permit a recreational vehicle storage area enclosed by a metal picket fence with landscaping.
- (4) Applicant is requesting to permit a 13% landscaped open space (16% required).
- (5) Applicant is requesting to permit 0 lot trees (3 trees required).
- (6) Applicant is requesting to permit a 6' wide landscape buffer (7' required).

REQUESTS #2 - #8 ON PARCELS 1 & 2

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Value Store II," as prepared by Nelly Martinez Williams, dated 12/9/03 and consisting of 3 sheets. Plans may be modified at public hearing. SUBJECT PROPERTY: PARCEL I: All that part of the south 1/4 of the SW 1/4 of the NW 1/4 of the SW 1/4 of Section 1, Township 53 South, Range 41 East, lying west of the west right-of-way line of the Interstate 95 Expressway, Plat book 81, Page 36, and lying east of the east right-of-way line of N.W. 7th Avenue, said east right-of-way line being 50' east of as measured at right angles and parallel to the west line of the SW 1/4 of said Section 1, Township 53 South, Range 41 East; AND: All that part of the west 1/4 of the north 66' of the SW 1/4 of the SW 1/4 of Section 1, Township 53 South, Range 41 East, lying W 1/4 of the right-of-way of the Interstate 95 Expressway, less the west 50'. AND: PARCEL II: A portion of the NW 1/4 of the SW 1/4 of Section 1, Township 53 South, Range 41 East, being more particularly described as follows:

Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of the SW 1/4 of said Section 1; thence north along the west line of the SW 1/4 of the NW 1/4 of the SW 1/4 of said Section 1 for 338.52'; thence N89°49'15"E along the south line of the north 1/4 of the SW 1/4 of the NW 1/4 of the SW 1/4 of said Section 1 for 50' to the Point of beginning of the following described parcel; thence continue N89°49'15"E along the last described course for 268.38'; thence N09°36'E along the W 1/4 right-of-way line of Interstate 95, Plat book 81, Page 36 for 118'; thence S89°49'15"W along a line parallel with and 118' north of as measured at right angles to the south line of the north 1/4 of the SW 1/4 of the NW 1/4 of the SW 1/4 of said Section 1 for 268.71'; thence south along a line parallel with and 50' east as measured at right angles to the west line of the SW 1/4 of the NW 1/4 of the SW 1/4 of said Section 1 for 118' to the Point of beginning.

LOCATION: 9299 N.W. 7 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-12-CZB-5 (03-203)

APPLICANT: LEITTA TUFF

- (1) Applicant is requesting approval to permit a proposed duplex with a lot area of 5,344 sq. ft. (7,500 sq. ft. required).
 - (2) Applicant is requesting approval to permit a duplex with a lot frontage of 40'. (75' required).
- Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Duplex at 2236 N.W. 51 Terr.," as prepared by Charles C. Mitchell, P. E., dated 8/2/03 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 12 & 31, less the south 85' of Block 2, SUNNY SLOPE PARK, Plat book 15, Page 11.

ZONING HEARING

LOCATION: 2236 N.W. 51 Terrace, Miami-Dade County, Florida.

HEARING NO. 04-1-CZB-1 (03-15)

APPLICANT: ANELI INVESTMENTS L. L. C.

UNUSUAL USE to permit a helipad on the roof of an existing building.

Plans are on file and may be examined in the Zoning Department entitled "Roof-top Helipad at Shoma Plaza," as prepared by Corradino, consisting of 3 pages, dated 12/4/03. Plans may be modified at public hearing. SUBJECT PROPERTY: Lot 6, Block 1, BLUE LAGOON WEST, SECTION ONE, Plat book 118, Page 76. LOCATION: 5835 Blue Lagoon Drive, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 318 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 6 day of January 2004.

1/6

04-3-19/422183M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE CITY OF DORAL COUNCIL will hold a Public Hearing on the following items on Wednesday, the 28th day of January, 2004 at 7:00 p.m. in the MIAMI-DADE FIRE RESCUE HEADQUARTERS, 8300 NW 41 Street, Doral, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Alternative Site Development Options, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Administrative Decisions, Administrative Site Plan Approval, Substantial Compliance Determination for properties within the City of Doral, Florida. The City of Doral Council RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a City Council member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for the City of Doral.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida and at the City of Doral, 4055 NW 97 Avenue, Doral, Florida 33178. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section or the City of Doral Clerk (305) 593-6725. Please refer to the hearing number when making an inquiry.

Miami-Dade County and the City of Doral provide equal access and equal opportunity in employment and do not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 04-1-DOR-1 (03-124)

APPLICANTS: WEST DADE COUNTY ASSOCIATES & WEST DADE COUNTY ASSOC. II

(1) IU-1, IU-C & BU-2 to BU-3

(2) MODIFICATION OF subparagraph #1(a) of a Covenant as recorded in Official Record Book 10618, Pages 2010 through 2019 and amended as follows:

FROM: "1. PURCHASER agrees to deed up to 4 net acres of undeveloped land to the County at a mutually agreed upon location or locations, with the intention that the County use them as a 'park and ride' facility and as a branch library site subject to the following conditions:

- (a) A two-acre parcel shall be made available and shall be deeded to the county by appropriate instrument outside of the boundaries of Exhibit 'A' but directly adjacent and contiguous to the site's southeast corner and PURCHASER shall provide for the construction of the extension of the projected N.W. 12th Street eastern boundary, as noted on Exhibit 'B', to the southeastern boundary line of the project site to provide direct access to the County's site. Said transfer shall be subject to the condition that the site be used by the county as a 'park and ride' facility or other County public use subject to approval by PURCHASER, and said approval shall not be unreasonably withheld. The PURCHASER shall not be responsible for any further site access extension of N.W. 12th Street east of the eastern boundary line of the site as shown on Exhibit 'B'.

TO: "1. PURCHASER agrees to deed up to 4 net acres of undeveloped land to the County at a mutually agreed upon location or locations, with the intention that the County use them as a 'park and ride' facility and as a branch library site subject to the following conditions:

- (a) A two-acre parcel shall be made available and shall be deeded to the county by appropriate instrument inside of the boundaries of Exhibit 'A' and PURCHASER shall provide for the construction of the extension of the projected N.W. 12th Street eastern boundary, as noted on Exhibit 'B', to the southeastern boundary line of the project site to provide direct access to the County's site. Said transfer shall be subject to the condition that the site be used by the county as a 'park and ride' facility or other County public use subject to approval by PURCHASER, and said approval shall not be unreasonably withheld. The PURCHASER shall not be responsible for any further site access extension of N.W. 12th Street east of the eastern boundary line of the site as shown on Exhibit 'B'.

The purpose of this modification request is to relocate the previously agreed upon county park and ride facility to an area to the north.

SUBJECT PROPERTY: A portion of the south 1/4 of Section 32, Township 53 South, Range 40 East, being more particularly described as follows:

Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 12 will hold a Public Hearing on the following items on **Tuesday, the 18th day of November, 2003 at 6:30 p.m.**, in the **GLADES MIDDLE SCHOOL - Auditorium, 9451 SW 64 Street, Miami, Florida**. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 03-11-CZ12-1 (01-398)

APPLICANT: ACROPOLIS REALTY LLC

(1) RU-5A & BU-1 to OPD
(2) DELETION of a Declaration of Restrictions recorded in Official Record Book 11841 at Pages 1328 through 1329.

The purpose of the request is to remove an agreement from the site which limited the commercial uses and tied the BU-1 site to a plan.

(3) The applicant is requesting to permit a lot with an area of 2.94 acres. (The underlying zoning district regulation requires 3 acres including right-of-way dedication).

(4) The applicant is requesting to permit a floor area ratio of 0.94. (The underlying zoning regulation permits 0.86).

Plans are on file and may be examined in the Zoning Department entitled "Agora Professional Building," as prepared by Fullerton-Diaz Architects, Inc., dated revised 9-2-03 and 10-2-03 and consisting of 8 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the south ½ of the NE¼ of the NE¼ of the NE¼, less the east 35' thereof and less the west 25' thereof, in Section 4, Township 55 South, Range 40 East. The south 20' of the right-of-way of S.W. 89 Terrace and the east 25' of S.W. 88 Avenue, thereof shall be added to the buildable site.

LOCATION: 8960-70 S.W. 87 Court, Miami-Dade County, Florida.

HEARING NO. 03-11-CZ12-2 (01-430)

APPLICANTS: FRANK PEREZ-SIAM, ET AL

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit a lot with an area of 6,141 sq. ft. (The underlying zoning district regulation requires 10,000 sq. ft.)
- (3) Applicant is requesting to permit a lot with a 60' of frontage. (The underlying zoning district regulation requires 100').
- (4) Applicant is requesting to waive the requirement of a wall along the rear (south) property line. (The underlying zoning district regulation requires a 5' high decorative masonry wall or wood fence when abutting a residential district).
- (5) Applicant is requesting to permit a setback of 5' from the interior side (east) property line. (The underlying zoning district regulation requires 15').

A plan is on file and may be examined in the Zoning Department entitled "Small Office Building for First Funding," as prepared by Jorge S. Azze, Architect, dated 12/6/01 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 1, of GOLFERS HAVEN SUBDIVISION, Plat book 45, Page 21.

LOCATION: The south side of S.W. 40 Street & approximately 120' west of S.W. 59 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-11-CZ12-3 (02-156)

APPLICANT: STARBUCKS CORP.

UNUSUAL USE to permit outdoor seating for a coffee shop.

Plans are on file and may be examined in the Zoning Department entitled "Starbucks Coffee," as prepared by Gershen Associates, P. A. and dated June 22, 2001. Also on file are plans entitled "Kilian Shopping Center," as prepared by Wayne E. Vensel, Architect, dated 10/17/99 and consisting of 1 page; additionally plans entitled "Kilian Shopping Center," as prepared by the Kessler Group, dated revised 9/8/88 and consisting of five pages are on file. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 1, SOUTHSIDE ONE, Plat book 96, Page 63, less beginning 7' south of the Northeast corner of Lot 3; thence continue S233', west 23', north 17', west 74', north 199.5', S½, SE¼, NE¼ & N½ ad 11' north 16.5', east 90' to the Point of beginning and less beginning 10' west & 510' south of the Northeast corner of Lot 3; thence east 20', south 101.5', west 170', north 74.5', east 150', north 27' to the Point of beginning.

LOCATION: 10834 S.W. 104 Street, Miami-Dade County, Florida.

HEARING NO. 03-11-CZ12-4 (03-53)

APPLICANT: MEDALLION INTERNATIONAL, INC.

NON-USE VARIANCE OF ZONING AND SUBDIVISION REGULATIONS requiring section line rights-of-way to be 80' in width; to waive same to permit the west half of S.W. 47 Avenue to have a dedication of 25' (40' required).

SUBJECT PROPERTY: The north ½ of Lot 25, all of Lot 26 and south 12.5' of Lot 27 in Block 1 of UNIVERSITY PLACE, Plat book 19, page 45.

LOCATION: 7310 S.W. 47 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-11-CZ12-5 (03-224)

APPLICANT: RODNEY ALMEIDA

(1) AU to RU-5A

REQUEST #1 ON PARCEL "A"

(2) MODIFICATION of a Declaration of Restrictions recorded in the Official Record Book 20813, Page 657 FROM: "1. Site Plan: The property shall be developed substantially in accordance with that plan submitted with this declaration entitled 'Sunset Village Professional Building,' as prepared by Puig and Martinez, Architects, stamped received 6-7-02 and consisting of 3 pages."

TO: "1. Site Plan: The property shall be developed substantially in accordance with that plan submitted with this declaration entitled 'Office Building for Gil Development, Inc.,' as prepared by Rey Mar & Associates, Inc., dated 8-8-03 and consisting of 5 pages."

REQUEST #2 ON PARCELS "A" & "B"

The purpose of the request is to modify the previously approved plan to include additional property to the north for an office development.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": The south 90' of the north 550' of the east ¼ of Tract 11, less the east 25' of DADE COUNTY DEVELOPMENT COMPANY SUBDIVISION, Plat book 1, Page 84 in the NW ¼ of Section 33, Township 54 South, Range 40 East. AND: PARCEL "B": The east ½ of Tract 11, less the north 550' and less the east 25' of DADE COUNTY DEVELOPMENT COMPANY SUBDIVISION, Plat book 1, Page 84 in Section 33, Township 54 South, Range 40 East.

LOCATION: 7274-84 S.W. 93 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the **Community Zoning Appeals Board** with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 28 day of October 2003.

10/28

03-3-55/406125M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 8 will hold a Public Hearing on the following items on **Wednesday, the 19th day of November, 2003 at 7:00 p.m.** in the **HENRY REEVES ELEMENTARY SCHOOL, 2005 NW 11 Street, Miami, Florida**. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 03-9-CZ8-5 (03-190)

APPLICANT: DEVON RAMCHARAN

BU-2 TO BU-3

SUBJECT PROPERTY: That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south of the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-10-CZ8-3 (03-220)

APPLICANT: WORLD RENTALS AND SALES L.L.C.

(1) ELIMINATION of a recorded Declaration of Restrictions recorded under Official Record Book 21389, Pages 4949 through 4963.

(2) MODIFICATION of Condition #2 of Resolution CZAB8-19-00 as modified by Resolution CZAB8-14-01, passed and adopted by the Community Zoning Appeals Board #8, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Office Building for Van Wagner Company,' as prepared by Halberstein, Hurak, Linkewer & Associates, Inc., dated received 2-7-01 and consisting of 3 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Office Building for Van Wagner Company,' as prepared by Halberstein, Hurak, Linkewer & Associates, Inc., dated received 2-7-01 and consisting of 3 sheets."

Public Notices & Hearings

Company," as prepared by Dalima Studio Architecture, dated 7-29-03, and consisting of 4 sheets."

The purpose of these requests is to allow the applicant to submit new plans showing a maintenance facility and office building and to remove a covenant which restricted the property for BU-2 uses and to those uses shown on the plan, and to allow the applicant to use the property in accordance with the underlying zoning district regulations for BU-3.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 11 to 29 inclusive, less the east 3' of Lots 11 & 29 & less the west 15' of Lots 15 to 25 inclusive, Block 2, 7TH AVENUE MANOR, Plat book 19, Page 79 in Section 36, Township 52 South, Range 41 East.

LOCATION: Lying east of N.W. 7 Avenue and north of N.W. 114 Street, Miami-Dade County, Florida.

HEARING NO. 03-11-CZ8-1 (03-70)

APPLICANT: CHURCH OF GOD PRINCE OF PEACE, INC.

- (1) Applicant is requesting to permit a proposed religious facility building setback 1'2" from the rear (Southeast) property line. (The underlying zoning district regulation requires 5').
- (2) **NON-USE VARIANCE OF LANDSCAPE REGULATIONS** to permit a landscape buffer of 5' along the front (north) property line abutting N.E. 119 Street and a 0' buffer along the alley on the rear (Southeast) property line (7' required).
- (3) Applicant is requesting to permit a religious facility with a lot area of 0.75 acre. (The underlying zoning district regulation requires that religious facilities have a minimum of 2.5 acres).

Plans are on file and may be examined in the Zoning Department entitled "Church Legalization Church of God Prince of Peace," as prepared by Arcon Engineering Group, dated 1/12/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1-7 inclusive & Lots 8-12 inclusive, less the north 20' for right-of-way, Block 10, BELLEVUE BISCAYNE, 1ST ADDITION, Plat book 9, Page 108.

LOCATION: 210 N. E. 119 Street, Miami-Dade County, Florida.

HEARING NO. 03-11-CZ8-2 (03-189)

APPLICANTS: SARAH & MAURICE BRAZIER

UNUSUAL USE to permit a day care center.

Plans are on file and may be examined in the Zoning Department entitled "Liberty Academy," as prepared by Charles Mitchell, sealed and dated stamped received 7/31/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 95' of the following described premises: The south 90' of the north 490' of the north 1/2 of Lot 1 and the north 35' of the south 90' of the north 580' of the north 1/2 of Lot 1, less the east 35' thereof for road purposes, MAP OF TATUM'S SUBDIVISION, Plat book B, Page 63. AND: The south 90' of the north 490' of the north 1/2 of Lot 1 and the north 35' of the south 90' of the north 580' of the north 1/2 of Lot 1, less the east 35' thereof for road purposes, MAP OF TATUM'S SUBDIVISION, Plat book B, Page 63, less the West 95' thereof.

LOCATION: 7750 N.W. 12 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-11-CZ8-3 (03-216)

APPLICANT: TODD RUDERMAN

BU-2 to BU-3

SUBJECT PROPERTY: Beginning 50' east of the Southwest corner of the north 1/2 of the SW 1/4 of the NW 1/4 of the SW 1/4 thence east 268.38'; thence north 118'; thence west 268.71'; thence south 118' in Section 1, Township 53 South, Range 41 East.

LOCATION: 9299 N.W. 7 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-11-CZ8-4 (03-258)

APPLICANTS: CHARLES & MARY BIVINS

- (1) Applicant is requesting an addition to a single family residence setback 16'2" from the rear (north) property line. (The underlying zoning district regulation requires 25').
- (2) Applicant is requesting a utility shed setback 1'4" from the interior side (east) property line. (The underlying zoning district regulations require 7'6" from the interior side property line).

Plans are on file and may be examined in the Zoning Department entitled "Site Plans, Floor Plans and General Notes Addition for Mr. & Mrs. Bivins, 2965 N.W. 67 Street," consisting of 6 sheets and dated received 9/2/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, Block 2, GEVERTZ PARK, Plat book 61, Page 30.

LOCATION: 2965 N.W. 67 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 28 day of October 2003.
10/28

03-3-56/406126M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 15 will hold a Public Hearing on the following items on **Monday, the 17th day of November, 2003 at 7:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

ZONING HEARING

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 03-11-CZ15-1 (02-66)

APPLICANT: ARCHBISHOP JOHN C. FAVAROLA

- (1) **UNUSUAL USE** to permit the existing home for dependent children.
- (2) **NON-USE VARIANCE OF PARKING REQUIREMENTS** to permit parking spaces within 25' of the right-of-way (Sterling Drive) (not permitted).
- (3) **MODIFICATION** of previously approved plans, approved pursuant to Resolution 1571 passed and adopted by the Board of County Commissioners and last modified by Resolution 5-ZAB-213-96 passed and adopted by the Zoning Appeals Board and only as it pertains to the subject property, reading as follows:
FROM: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Good Shepherd Day Care Center, Catholic Home for Children,' as prepared by Angel C. Saqui, AIA, consisting of 3 pages dated received 11-27-95."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Children's Village Remodeling to Existing Facility,' as prepared by Ben Lopez & Associates, Inc., dated 2/14/02 and consisting of 10 pages."

- (4) **MODIFICATION** of Condition #4 of Resolution Z-208-75, passed and adopted by the Board of County Commissioners and last modified by Resolution 4-ZAB-297-93, passed and adopted by the Zoning Appeals Board, and reading as follows:

FROM: "4. That the day care center, kindergarten and day nursery be restricted to a maximum of 260 children."

TO: "4. That the day care center, kindergarten and day nursery be restricted to a maximum of 297 children."

The purpose of the request is to permit a revised site plan showing a 2nd floor expansion of the children's residence and a new multi-purpose building and to permit the day care center to expand the number of children permitted.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 1,316.95' of the west 714.5' of the NW 1/4 of Section 4, Township 56 South, Range 40 East, A/K/A: Tract 8 and the north 290.95' of Tract 9 of Section 4, Township 56 South, Range 40 East, of the PERRINE GRANT SUBDIVISION of Section 4, Township 56 South, Range 40 East, Plat book 1, Page 11. LESS: A parcel of land in the NW 1/4 of Section 4, Township 56 South, Range 40 East, being more particularly described as follows:

Commence at the Northwest corner of said Section 4; thence run S1°21'48"W along the west line of said Section 4 for a distance of 951.87' to a point; thence run S89°59'20"E for a distance of 35.01' to a point on the east right-of-way line of S.W. 97th Avenue (Franjo Road); said point also being the Point of beginning of the hereinafter described parcel, from said Point of beginning continue S89°59'20"E for a distance of 390.26' to a point; thence run N1°21'47"E for a distance of 301' to a point; thence run S89°59'20"E for a distance of 289.52' to a point; thence run N1°21'47"E for a distance of 611.06' to a point on the south right-of-way line of S.W. 184 Street (Eureka Drive); said point also being 35' south of the north line of said Section 4; thence run N90°00'00"W along the south right-of-way line of S.W. 184 Street for a distance of 679.78' to a Point of intersection with the east right-of-way line of S.W. 97th Avenue (Franjo Road); said point also being 35 east of the west line of said Section 4; thence run S1°21'48"W along the east right-of-way line of S.W. 97 Avenue for a distance of 911.92' to the Point of beginning.

LOCATION: 18601 S.W. 97 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-11-CZ15-2 (02-149)

APPLICANT: MARK H. SCHOFIELD

- (1) **UNUSUAL USE** to permit a mobile home as a watchman's quarters.
- (2) **NON-USE VARIANCE OF LOT AREA & LOT FRONTAGE REQUIREMENTS** to permit a parcel with a lot area of 1.29 acres (5 acres required) and lot frontage of 166.01' (200' required).

A survey is on file and may be examined in the Zoning Department entitled "Survey for Mark Schofield," as prepared by Gary B. Castel, Surveying and dated 4/18/02.

SUBJECT PROPERTY: The north 1/2 of the SE 1/4 of the SE 1/4 of the NW 1/4 of the NE 1/4, all in Section 24, Township 56 South, Range 39 East, less the east 25' for right-of-way.

LOCATION: 23250 S.W. 119 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-11-CZ15-3 (02-186)

APPLICANTS: KEYLEROS L. L. C. (F/K/A: PROVINCIAL REALTY ASSOC., INC.)

AU & RU-1 to RU-3M

SUBJECT PROPERTY: The south 1/2 of the NE 1/4 of the SE 1/4 of the SW 1/4 and the SE 1/4 of the SE 1/4 of the SW 1/4 and the south 1/2 of the SW 1/4 of the SE 1/4 of the SW 1/4 of Section 18, Township 56 South, Range 40 East; AND: The east 1/2 of the NE 1/4 of the SW 1/4 and the north 1/2 of the west 1/2 of the SE 1/4 of the SW 1/4 of Section 18, Township 56 South, Range 40 East and the north 1/4 of the SW 1/4 of the SE 1/4 of Section 18, Township 56 South, Range 40 East.

LOCATION: Northwest corner of S.W. 112 Avenue (Allapattah Drive) and S.W. 232 Street (Silver Palm Drive), Miami-Dade County, Florida.

HEARING NO. 03-11-CZ15-4 (02-223)

APPLICANT: MAGGIE'S GOLDEN YEARS L. L. C.

- (1) **UNUSUAL USE** to permit an adult day care facility.
- (2) **MODIFICATION** of Conditions #2 & #5 of Resolution CZB15-1-00, passed and adopted by Community Zoning Appeals Board #15, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Site Layout,' as prepared by Gilberto E. Mojica, P. E., dated stamped received December 23, 1999 consisting of 2 pages and plans entitled 'Floor Plan,' as prepared by Automated Consulting Services, dated 12/31/98 consisting of 3 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Maggie's Golden Years Assisted Living Facility,' as prepared by RH Design & Associates, Inc., dated stamped received August 1, 2002 and consisting of 4 sheets."

FROM: "5. That the use be restricted to 128 residential clients and 100 adult day care clients."

TO: "5. That the use be restricted to 128 residential clients and 100 adult day care clients." The purpose of this request is to modify the plans and reduce the number of residential clients and to establish an adult day care use.



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 8
WEDNESDAY, NOVEMBER 19, 2003 - 7:00 p.m.
HENRY REEVES ELEMENTARY SCHOOL - Auditorium
2005 NW 111 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. DEVON RAMCHARAN (03-190)

Location: The northwest corner of NW 96 Street & NW 7 Avenue
A/K/A: 9600 NW 7 Avenue, Miami-Dade County, Florida
(140' X 110')

The applicant is requesting a zone change from special business district to liberal business district, on this site.

2. WORLD RENTALS AND SALES, LLC (03-220)

Location: Lying east of NW 7 Avenue and north of NW 114 Street, Miami-Dade County, Florida (1.8 Acres)

The applicant is requesting elimination of a recorded covenant and modification of a condition of a previous resolution to allow the applicant to submit new plans showing a maintenance facility and office building, to remove a covenant which restricted the property for special business district uses and to those uses shown on the plan, and to allow the applicant to use the property in accordance with the underlying liberal business district, on this site.

3. CHURCH OF GOD PRINCE OF PEACE, INC. (03-70)

Location: 210 NE 119 Street, Miami-Dade County, Florida
(0.75 Acre)

The applicant is requesting approvals to permit a proposed religious facility/building to be setback less than required from property line and with less lot area than required, and an accompanying non-use variance, on this site.

4. TODD RUDERMAN (03-216)

Location: 9299 NW 7 Avenue, Miami-Dade County, Florida
(0.726 Acre)

The applicant is requesting a zone change from special business district to liberal business district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 8
WEDNESDAY, SEPTEMBER 17, 2003 - 7:00 p.m.
HENRY REEVES ELEMENTARY SCHOOL - Auditorium
2005 NW 111 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **ANTONIO R. CRUZ (03-121)**

Location: Lying approximately 225' east of NW 29 Avenue and north of NW 24 Street, A/K/A: 2761 NW 24 Street, Miami-Dade County, Florida (50' X 143')

The applicant is requesting a zone change from bungalow court district to light industrial manufacturing district, on this site.

2. **A & S MANAGEMENT, INC. (03-155)**

Location: Lying on the south side of NW 53 Street and approximately 120' west of NW 31 Avenue, A/K/A: 3104 NW 53 Street, Miami-Dade County, Florida (4,000 sq. ft.)

The applicant is requesting approvals to permit a single-family residence with less lot area, less lot frontage, and with setback to be less than required from property lines, on this site.

3. **A & S MANAGEMENT, INC. (03-156)**

Location: Lying on the south side of NW 56 Street and lying approximately 80' west of NW 24 Avenue, A/K/A: 2422 NW 56 Street, Miami-Dade County, Florida (6,540 sq. ft.)

The applicant is requesting approval to permit a building site with less lot area and lot frontage than required, on this site.

4. **LAWRENCE & TUNGA CLAYTON (03-187)**

Location: 2370 NW 86 Terrace, Miami-Dade County, Florida (86.93' X 100')

The applicants are requesting approvals to permit a residence with setbacks to be less than required from property lines, on this site.

5. **DEVON RAMCHARAN (03-190)**

Location: The northwest corner of NW 96 Street & NW 7 Avenue, A/K/A: 9600 NW 7 Avenue, Miami-Dade County, Florida (140' X 110')

The applicant is requesting a zone change from special business district to liberal business district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

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ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 8
WEDNESDAY, SEPTEMBER 17, 2003 - 7:00 p.m.
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **DEVON RAMCHARAN (03-190)**

Location: The northwest corner of NW 96 Street & NW 7 Avenue, A/K/A:
9600 NW 7 Avenue, Miami-Dade County, Florida
(140' X 110')

The applicant is requesting a zone change from special business district to liberal business district, on this site.

Multiple members of individual community councils may be present.

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2 pages. Plans may be modified at public
it book 119, Page 49.

Plans are on file and may be examined in the Zoning Department entitled, "JOSE A. LINANES prepared by
Roberto Coba P.E. dated 5-15-03 consisting of 2 pages. Plans may be modified at public hearing.
SUBJECT PROPERTY: Lot 11, Block 3, SUNSET HEIGHTS, Plat book 46, 74.
LOCATION: 7501 S.W. 12 Street, Miami-Dade County, Florida.
HEARING NO. 03-9-CZ10-7 (03-177)
APPLICANTS: JULIO & ONELIA VALDEZ
(1) Applicant is requesting approval to permit an addition to a single family residence setback 12'
from the rear (north) property line (The underlying zoning district regulation requires 25').
(2) Applicant is requesting approval to permit a single family residence setback a minimum of 17.95'
from the front (south) property line (The underlying zoning district regulation requires 25').
(3) Applicant is requesting approval to permit a storage building with bath setback varying from 5.75'
to 5.85' from the interior side (west) property line (The underlying zoning district regulation
requires 7.5').
Approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or
under §33-311(A)(4)(c) (Alternative Non-Use Variance). Plans may be modified at public hearing.
Plans are on file and may be examined in the Zoning Department entitled, "ADDITION FOR MR. & MRS.
VALDES," as prepared by Jose A. Martinez P.E. dated 9-25-01 and consisting of 2 pages. Plans may be
modified at public hearing.
SUBJECT PROPERTY: Lot 24, Block 10, SOUTHERN ESTATES 1ST ADDN, Plat Book 72, Page 92.
LOCATION: 11991 S.W. 35 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning
Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of
Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting
of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are
subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at **Miami-Dade County Court
House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from
the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to
any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure
that a verbatim record of the proceedings is made including the testimony and evidence upon which the
appeal is to be based.

Publication of this Notice on the 26 day of August 2003.

03-3-42/389945M

8/26

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 8 will hold a Public
Hearing on the following items on **Wednesday, the 17th day of September, 2003 at 7:00 p.m. in the HENRY
REEVES ELEMENTARY SCHOOL, 2005 NW 111 Street, Miami, Florida**. Said hearing is being held to
consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special
Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative
Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida.
The Community Zoning Appeals Board **RESERVES THE RIGHT** to modify the applications, to impose
desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best
interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is
improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning
hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for

C-8 9-17-03

HEARING NO. 03-9-CZ8-1 (03-121)

APPLICANT: ANTONIO R. CRUZ

BU-3B to IU-1

SUBJECT PROPERTY: Lot 22, Block 2, FAIR ACRE HOMESITES, Plat book 6, Page 104.

LOCATION: Lying approximately 225' east of N.W. 29 Avenue and North of N.W. 24 Street A/K/A: 2761 N.W. 24 Street, Miami-Dade County, Florida.

HEARING NO. 03-9-CZ8-2 (03-155)

APPLICANT: A & S MANAGEMENT, INC.

- (1) Applicant is requesting to permit a single family residence with a lot area of 4,000 sq. ft. and a frontage of 40'. (The underlying zoning district regulations require 7,500 sq. ft. of lot area and 75' of lot frontage).
- (2) Applicant is requesting to permit the residence to setback 5.67' from the interior side (west and east) property lines. (The underlying zoning district regulation requires 7.5' setback)

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Residence for Infill Program," as prepared by Joseph B. Kaller & Associates, dated and sealed 2/6/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 100' of Lot 11, SEMINOLE CREST, Plat book 15, Page 62.

LOCATION: The south side of N.W. 53 Street and approximately 120' west of N.W. 31 Avenue, A/K/A: 3104 N.W. 53 Street, Miami-Dade County, Florida.

HEARING NO. 03-9-CZ8-4 (03-156)

APPLICANT: A & S MANAGEMENT, INC.

Applicant is requesting to permit a lot area of 6,540 sq. ft. and a frontage of 60'. (The underlying zoning district regulations require 7,500 sq. ft. of lot area and 75' of frontage).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Residence for Infill Program," as prepared by Joseph B. Kaller & Associates, dated and sealed 2/6/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4 & the east ½ of Lot 5, Block 3, SYROLA PINES, Plat book 24, Page 18.

LOCATION: Lying on the South side of N.W. 56 Street and lying approximately 80' West of N.W 24 Avenue A/K/A, 2422 N.W. 56 Street, Miami-Dade County, Florida.

HEARING NO. 03-9-CZ8-4 (03-187)

APPLICANT: LAWRENCE & TUNGA CLAYTON

- (1) Applicant is requesting approval to permit a residence setback 16.3' from the front (North) property line (The underlying zoning district regulations require 25').
- (2) Applicant is requesting approval to permit a residence setback a minimum 22.2' from the rear (South) property line (The underlying zoning district regulations require 25').
- (3) Applicant is requesting approval to permit a residence setback a minimum 6.6' from the interior side (West) property line (The underlying zoning district regulations require 7.5').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "ADDITION FOR THE RESIDENCE OF LAWRENCE CLAYTON", as prepared by Charles C. Mitchell/Maxwell Mack, consisting of 1 sheet dated signed 6/22/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: West 30 Feet of Lot 2 & All Lot 3 Block 2, CARTERET HEIGHTS, Plat Book 45, Page 65.

LOCATION: 2370 N.W. 86 Terrace, Miami-Dade County, Florida.

HEARING NO. 03-9-CZ8-5 (03-190)

APPLICANT: DEVON RAMCHARAN

BU-2 To BU-3

SUBJECT PROPERTY: Lots 10-12 less the east 30' for street, PINEWOOD PARK, Plat book 6, Page 42 in Section 2, Township 53 South, Range 41 East.

LOCATION: The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

If you are in need of a translating service, please advance of the meeting d

Maps and other data **PLANNING AND ZONING** should be filed IN WRITING further information is desired making an inquiry.

Miami-Dade County provides the basis of disability in it or other accommodations

HEARING NO. 03-7-CZ5-
APPLICANT: BBE DEVE
AU to RU-1M(a)
SUBJECT PROPERTY:

LOCATION: Lying east of
County

HEARING NO. 03-7-CZ5-
APPLICANT: GEFFEN, IN
AU to RU-1M(a)
SUBJECT PROPERTY:

LOCATION: Lying east of
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HEARING NO. 03-9-CZ5-1
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A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 26 day of August 2003.
8/26

03-3-43/389949M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 5 will hold a Public Hearing on the following items on **Thursday, the 18th day of September, 2003 at 7:00 p.m. in the AMERICAN HIGH SCHOOL, 18350 NW 67 Avenue, Hialeah, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

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Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 03-7-CZ5-3 (03-138)

APPLICANT: BBE DEVELOPMENT CORP.

AU to RU-1M(a)

SUBJECT PROPERTY: Tract 29, in Section 9, Township 52 South, Range 40 East of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, Plat book 2, Page 17.

LOCATION: Lying east of theoretical N.W. 97 Avenue & north of theoretical N.W. 182 Street, Miami-Dade County, Florida.

HEARING NO. 03-7-CZ5-4 (03-139)

APPLICANT: GEFEN, INC.

AU to RU-1M(a)

SUBJECT PROPERTY: Tract 32 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, in Section 9, Township 52 South, Range 40 East, Plat book 2, Page 17, less the following portion of Tract 32: begin at a point on the north boundary of said Section 9, N89°37'11"E 116.86' from the Northwest corner thereof,